

AGENDA DEVELOPMENT AND PLANNING COUNCIL SUBCOMMITTEE MEETING

West Des Moines City Hall
Council Chambers

Monday, November 12, 2018

8:00 a.m.

OPEN SESSION

1. Household Appliance Stores in Neighborhood and Support Commercial zoning districts (Forrest Ridgway, Ed Arp, Craig Thompson and Bob Warner)
2. Raising Cane's Mural – Jason Cooper, Shive-Hattery
3. Covenant Cove Access Drive – Dan Manning, Alan Sprinkle, David Albright, et al.
4. Upcoming Projects
 - a. Elimination of Garage Requirement: Amend zoning code to remove garage requirements for single-family detached and any multi-family attached dwelling intended as owner occupied (AO-004123-2018)
 - b. High-density Residential in PCP zoned districts: Amend zoning code to allow free-standing high-density residential buildings (no density maximum) in Professional Commerce Park (PCP) zoning districts (AO-004122-2018)
 - c. Sacred Heart Church (1620 Mountain Ave): Board of Adjustment approval of construction of an accessory dwelling (PC-004096-2018)
 - d. Willow Creek Villas (NW of Veterans Pkwy & SE 11th St): Change land use from Medium-Density Residential to Single-Family Residential and zone property to Single-Family Residential (RS-5) to accommodate 64 single-family lots (CPA-004119-2018 & ZC-004121-2018)
 - e. Grand Living at WDM (540 S 51st St): Board of Adjustment approval of a 172-unit CCRC use consisting of 35 independent living units, 103 assisted living units and 34 memory care units (PC-004095-2018)
 - f. Kings Grove Townhomes (1590 S Kings Grove Ave): Plat property into 30 postage stamp lots for attached townhomes (FP-004109-2018)
 - g. 4418 High St: Deferral of installation of sidewalks (MI-004118-2018)
 - h. Colby's Office Park (1258 Office Park Rd): Subdivide property into two lots for existing buildings and one outlot for possible future development (PP-004102-2018)
 - i. Stark Drive: Vacation as public street (VAC-004108-2018)
 - j. Sugar Creek Estates (NW corner of Stagecoach Dr and S 100th St): Designate Medium-Density (RM-12) zoning consistent with adopted Comprehensive Plan in anticipation of townhome development (ZC-004124-2018)
 - k. Grand Valley (NE corner of S 35th St and Grand Ave): Modify PUD boundaries to remove shared detention area from developable parcel (ZC-004127-2018)

Any discussion or feedback expressed or received at a City Council Subcommittee meeting should not be construed or understood to be a decision by or for the City Council. Further, any recommendation the Subcommittee may make to the City Council is based on information provided to Subcommittee members at that point in time.

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Development Services Department at 515-222-3620 at least 48 hours in advance of the meeting.

5. Minor Modifications & Grading Plans

- a. Elevate at Jordan Creek (8925 Cascade Ave): Stockpile dirt from development on adjacent lot (GP-004111-2018)
- b. Charlie Cutler Memorial Bike Shelter (E side of Veterans near Maffit Lake Rd): Grading to accommodate a bike shelter along the Great Western Trail (GP-004126-2018)
- c. Sprint Co-locate (125 S 13th St): Addition of antenna on existing structure (MM-004116-2018)
- d. Clocktower Square (2800 University Ave): Construction of a trash enclosure (MML1-004094-2018)
- e. Earlham Bank (7300 Lake Dr): Façade modifications (MML1-004097-2018)
- f. New Horizon's Academy (9040 University Ave): Construction of a 10x10' shed (MML1-004112-2018)
- g. 835 Grand Ave: Façade modifications including addition of a gable roof (MML1-004113-2018)
- h. Raccoon River Kennels (7502 Raccoon River Dr): Construction of a 48'x24' shade and storage structure (MML2-004093-2018)
- i. Forterra (525 S 11th St): Install 12'x26' trailer to be used as an employee breakroom (MML2-004110-2018)

6. Other Matters:

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